

Rockford Historic Preservation Commission

July 10, 2007 - 6:00 PM

Conference Room B

Rockford City Hall

Present: Laura Bachelder, Sally Faber, Maureen Flanagan, David Hagney, Mark McInnis

Absent : Ald. Doug Mark, Mike Pauly

Staff : Ginny Gregory, Lucia Rinedollar

Others: Leonard White, Julia and Rodolfo Valdez, Rick Strader, Reid Montgomery

NEW BUSINESS

Approval of Minutes

Sally Faber made a **MOTION** to **APPROVE** the minutes for the meeting of June 5, 2007 as submitted. The motion was seconded by Maureen Flanagan and **CARRIED** by a vote of **5-0**.

Certificates of Appropriateness

♦ 421 South Third Street

Leonard White explained to the Commission that his application is for permission to add a section, approximately 30 feet, of black chain link fence on the south side of the property. Another portion of the south side of the property is currently fenced with black chain link fence but it is not visible and therefore did not require a Certificate of Appropriateness. He is requesting the additional fencing to prevent people from crossing his property to get to and from the Jane Addams complex and the railroad tracks. He stated that when the Jane Addams complex is demolished, the foot traffic may decrease and the fence may not be necessary. After discussion, it was agreed to wait to consider this Certificate for 1 month to see if the demolition of the Jane Addams complex takes place as scheduled.

Maureen Flanagan made a **MOTION** to **LAY OVER** the application for a Certificate of Appropriateness for additional fencing at 421 South Third Street for 1 month. The motion was seconded by David Hagney and **CARRIED** by a vote of **5-0**.

♦ 1109 North Prospect Street

Julia and Rodolfo Valdez were present to address the Commission. The application is for the construction of a one story, 336 square foot addition to the rear (east) side of the house. The addition has been designed to mirror an existing sunroom located on the south side of the house. The addition will be sided with shake shingles on the lower half while the upper half will have the same window/ framing design as the sunroom. One kitchen window located on the north side of the house will also be replaced to match the other windows. All new windows will have muntins to match existing. The addition will sit on a poured foundation with exposure similar to the existing foundation. The flat roof will be reinforced to allow it to be used as a

balcony and will be "fenced" with rails like the sunroom. There is a 6' X 8' lean-to on the rear of the house that will be removed as part of this project.

David Hagney made a **MOTION** to **APPROVE** the Certificate of Appropriateness for the one story, 336 square foot addition to the rear (east) side of the house at 1109 North Prospect Street as submitted. The motion was seconded by Mark McInnis and **CARRIED** by a vote of **5-0**.

♦ **920 D Street**

Rick Strader was present to address the Commission. He explained that his application is for the construction of a 20' X 30' addition on the rear of the house. He advised the Commission that he would like to use casement type windows instead of double hung windows with muntins. He was informed that these would not be appropriate for the north side of the addition because it will be visible from the street and would not match existing windows on the house. Mr. Strader also mentioned that he would like to include a wood-burning stove and skylights on the addition. David Hagney suggested that he consider putting his wood stove on the north side to reduce the number of windows on that side and use two smaller, higher windows. Ginny pointed out the guidelines for skylights, the primary concern being their location on an elevation that is visible from the street. In response to a question, Mr. Strader said the addition could be sided with fiber cement shingles that look like cedar. Following further discussion, the Commission agreed that it would be necessary for them to see a more detailed drawing before a decision could be made. They requested that an elevation drawing and site plan be submitted. It will also be necessary to determine what actual material will be used.

David Hagney made a **MOTION** to **LAY OVER** the application for a Certificate of Appropriateness for a 20' X 30' addition to be located on the rear of the house at 920 D Street for 1 month so that additional information can be submitted. The motion was seconded by Sally Faber and **CARRIED** by a vote of **5-0**.

OLD BUSINESS

None.

STAFF REPORT

Realtor training – update

Sally Faber advised everyone that this training will be on October 2, 2007. Ginny will not be available on that date but will have another staff member cover her area. Ginny agreed to arrange a location, possibly at the Community Foundation. Homes to be used for tours also need to be identified.

OTHER

September Meeting Date

Ginny requested that the meeting for September be changed to September 11, 2007 due to the holiday on September 3, 2007. Everyone agreed to this.

Marketing Project with Janyce Fadden

Ginny advised that she met again with Janyce Fadden of the Rockford Area Economic Development Council regarding the marketing proposals that were discussed at the last meeting. Janyce would like to have an EAV analysis completed to compare the growth in EAV in the historic districts with comparable areas. Ginny noted that the analysis for Haight Village is easier because it can be compared to the area just across Kishwaukee Street but that finding an area to compare the other districts to will be more difficult.

Suggestions made include comparing Garfield Avenue with Ashland Avenue and Brown's Hills with Churchill's Grove. Ginny asked that everyone think about it and let her know if they have other ideas.

Maureen Flanagan made a **MOTION** to **ADJOURN**. The motion was seconded by Sally Faber. Motion **CARRIED** by a vote of **5-0**.

The meeting was adjourned at 7:10 PM.

Respectfully submitted by,
Lucia Rinedollar,
Sr. Administrative Assistant
Community Development Department